

CHAPTER 33

FLOOD PLAIN OVERLAY ZONE FP-1

3-75

- 33-1. Purpose and Intent
- 33-2. Permitted Uses
- 33-3. Conditional Uses
- 33-4. Site Development Standards
- 33-5. Sign Regulations
- 33-6. Definitions

33-1. Purpose and Intent.

The purpose of the FP Zone is to delineate the known flood plains of all natural waterways in Weber County as defined by the Army Corps of Engineers with specific intent to (1) control uses of land in the defined flood plain. (2) protect human life and health, (3) minimize public and private property damage, (4) protect unsuspecting buyers of property within a flood plain, (5) minimize surface and ground water pollution, (6) provide for public awareness of the flooding potential, (7) maintain a stable tax base, and (8) help qualify owners of structures in a flood plain for the federally subsidized flood insurance program.

33-2. Permitted Uses.

None.

33-3. Conditional Uses.

Any use allowed as a permitted or conditional use in the respective zone over which the flood plain overlay zone extends. The allowed uses are confined to the boundaries of their respective zones within which the flood plain overlay zone extends and not allowed in all areas of the flood plain overlay zone but rather confined to their respective zone boundaries. Conditional uses are allowed only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C of this Zoning Ordinance.

33-4. Site Development Standards.

Same as those specified for the particular use in the respective zone over which the flood plain overlay zone extends. In addition, that section of the latest adopted edition of the Uniform Building Code (UBC) as amended, which relates to construction in flood plains and also applicable conditions of the Weber County Flood Damage Prevention Ordinance, shall be made a condition of approval of every conditional use permit.

33-5. Sign Regulations.

Same as that provided in the specific zone over which the flood plain overlay zone extends. Specific signs and regulations related thereto are limited to the boundaries of the particular zone within the flood plain overlay zone.

33-6. Definitions.

Flood Plain. The relatively flat area or lowlands adjoining a river, stream watercourse, lake or other body of standing water that has been or may be covered by flood water.

Flood Plain Overlay Zone. Boundaries of the Intermediate Regional Flood as defined by the U.S. Army Corps of Engineers. The flood plain zone is designed to overlay or be superimposed over existing zoning within the defined flood plain. Such an overlay zone can be interchangeably referred to as a floating zone because the existing zone remains effective except for the conditions superimposed by the flood plain zone.

Intermediate Regional Flood. A flood having an average frequency of occurrence in the order of once in 100 years although the flood may occur in any year.
